Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

228 The Avenue, Parkville Vic 3052

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,510,000	Pro	operty Type	Hou	se		Suburb	Parkville
Period - From	28/11/2018	to	27/11/2019		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	701/228 The Avenue PARKVILLE 3052	\$2,075,000	18/08/2018
2	6P/228 The Avenue PARKVILLE 3052	\$1,795,000	26/01/2017
3	401/228 The Avenue PARKVILLE 3052	\$1,770,000	03/06/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

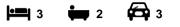
This Statement of Information was prepared on:

28/11/2019 11:50









Property Type: Penthouse Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 28/11/2018 - 27/11/2019: \$1,510,000







Price: \$1,795,000 Method: Private Sale Date: 26/01/2017 Rooms: 6 Property Type: Apartment



401/228 The Avenue PARKVILLE 3052 (REI)



Price: \$1,770,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4 Property Type: Apartment

Account - T G Newton & Co | P: 03 9568 8000 | F: 03 9569 9754



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments